

Land Use Amendment in Mount Pleasant (Ward 7) at 501 and 505 – 30 Avenue NW, LOC2023-0050

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.11 hectares \pm (0.28 acres \pm) located at 501 and 505 – 30 Avenue NW (Plan 3955R, Block 16, Lots 37 to 40) from Direct Control (DC) District to Housing – Grade Oriented (H-GO) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 AUGUST 3:

That Council give three readings to **Proposed Bylaw 170D2023** for the redesignation of 0.11 hectares \pm (0.28 acres \pm) located at 501 and 505 – 30 Avenue NW (Plan 3955R, Block 16, Lots 37 to 40) from Direct Control (DC) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for grade-oriented housing in a variety of attached, clustered or stacked forms.
- The proposal represents an appropriate density that is compatible with the character of the existing neighbourhood and is keeping with the applicable policies of the *Municipal Development Plan* (MDP) and *North Hill Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed land use amendment would allow for greater housing choice within the community and a more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed Housing – Grade Oriented (H-GO) District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment, in the northwest community of Mount Pleasant, was submitted on 2023 February 24 by CivicWorks on behalf of the landowner, Kiran Rattan. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant intends to build two three-storey courtyard-style townhouse buildings with ten dwelling units on upper floors and ten secondary suites in lower floors.

The approximately 0.11-hectare site is located on the southwest corner of 30 Avenue NW and 4 Street NW Neighbourhood Main Street, directly south of the Our Lady of Peace Catholic Parish Church. A small commercial strip mall is located directly northeast of the subject site. The site has rear lane access and is currently developed with two single detached dwellings and two detached garages.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

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ENGAGEMENT AND COMMUNICATION

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the Community Association was appropriate. In response, the applicant delivered letters to neighbours within 200 metres of the site, displayed signage on site, provided a webpage with additional information, and assigned a dedicated email and phone line for public responses. The applicant also contacted the Mount Pleasant Community Association, the Ward 7 Councillor's office, and hosted an online public webinar. More details can be found in the Applicant Outreach Summary (Attachment 3).

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the relevant public groups, notice posted on site and was published [online](#). Notification letters were also sent to adjacent landowners.

Administration received eleven letters of opposition. The letters of opposition included the following areas of concern:

- traffic congestion;
- pedestrian safety;
- on-site parking capacity and offsite impacts;
- density and massing of the development on the site;
- changes to community character;
- noise;
- building height and shadowing;
- privacy and overlooking neighbour lots; and
- effect on the value of the existing neighbouring homes.

The Mount Pleasant Community Association provided comments via email on 2023 May 29 (Attachment 4) indicating support for higher density development in this context. However, they also question interpretation of policies in the *North Hill Communities Local Area Plan* regarding whether this proposed H-GO land use that features two residential buildings on the front and back of the parcel meets the building orientation policies.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The land use amendment is consistent with the policies of the MDP regarding modest intensification of existing neighbourhoods, supporting a broader range of housing choice in established communities, and encouraging higher residential densities in areas that are more extensively served by existing infrastructure, public facilities, and transit. The H-GO District is intended to accommodate site and building design that is adaptable to evolving housing needs in a form and at a scale that is consistent with low density

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residential districts. The building and site design, number of units, and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed land use district would allow for a diversity of grade-oriented housing that may better accommodate the needs of different age groups, lifestyles and demographics.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. The proposed redesignation does however provide small and incremental climate benefits by allowing more people to live near existing services and amenities and optimizing existing transit infrastructure. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stage.

Economic

The proposed land use would allow for a more efficient use of land, existing infrastructure, and services, and may provide more housing choices in the community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 170D2023**
6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform